



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, May 17th, 2011 at 5:31 P.M. at the Grimes City Hall.

Roll Call: Present: Haar, Bohan, Reneker, Council Liaison Evans
Absent: Chizek, Valline

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Moved to approve the agenda was made by Haar, second by Bohan.

Roll call. Ayes: All. Nays: None. Motion passes: 3 -0

II. APPROVAL OF THE MINUTES

Moved by Bohan, Second by Haar to approve the minutes from the April 5th, 2011 meeting.

Roll call: Ayes: All. Nays: None. Motion passes: 3 - 0

II. PUBLIC AGENDA ITEMS

Amen Corner Subdivision- Final Plat

Mike Talcott of QuikTrip Corporation 5525 Fox Ridge Blvd, Mission KS was present to answer any questions. City Engineer Gade asked is the DOT Land Transfer had been completed. It remains the final outstanding item. There have not been any material changes to the preliminary plat that had been presented and approved by the board previously.

Motion by Bohan, Second by Haar, to approve the Final Plat of Amen Corner Subdivision per the Fox Engineering comment letter dated 5/11/2011.

Roll call: Ayes: All. Nays: None. Motion passes: 3 - 0

Kennybrook South Development Land Use Change and Rezone

Erin Ollendike of Civil Design Advantage located at 3405 SE Crossroads Drive, Suite G in Grimes, IA addressed the board on behalf of the owner and developer, Kim Rueter. The property contains 52 ½ acres and is currently zoned R2-70. The owner requests that the property be rezoned to a PUD underlying R2-60 and R2-70 and revising the land use map to show 150 single-family lots in addition to a 3-½ acre park. One of the changes would consist of a reduced side yard from 14 foot to a set back of 10 feet for R2-60, and R2-70 would have 14-foot side yard total. This would allow larger homes on the lots. Additionally, the developer requests that the decorative lighting requirement for the entire development be revised to the SW Brookside Drive. 50% of the R2-60 lots are to have additional architectural elements; R2-70 lots will require a minimum of 1600 sq. ft., which is consistent with the original plan.

Resident Don Rice, of 900 SW Kennybrook, stated that he had some concern about the marketability of his property if the side set backs were changed to the lower requirement. He believes they should maintain the set backs should be maintained as they have been for all previous homes. Brian Bueth of Grimes Chamber and Economic Development located at 101 NE Harvey St, Grimes, IA, addressed the Board in support of the proposed PUD. He stated that the recent comprehensive study for Grimes

included the observation that more variety of residential housing was recommended. The study also noted that additional entry-level homes would be necessary to accommodate the anticipated Growth.

Moved by Haar, Seconded by Bohan to approve the land use plan change to the proposed land use map, included with the letter from Civil Design Advantage dated 5/12/2011

Roll call: Ayes: All. Nays: None. Motion passes: 3 – 0

Moved by Bohan, Seconded by Haar to approve the Kennybrook South Development for the rezone with the exception of property on the east side of Brookside retain the standard R2-70 requirements

Roll call: Ayes: Bohan, Reneker. Nays: Haar. Motion passes: 2 – 1

Big Creek Plat 2- Preliminary Plat

Dan Riddle with Engineering Resource Group, 2413 Grand Avenue, Des Moines, IA 50312 addressed the Board. Representing the developer, Chevalia Ridge, LLC. It is their request to reconfigure the lots on NE Bridge Creek Court to create larger lots. This would entail the removal of 4 lots, making the remaining lots larger.

Moved by Haar, Second by Bohan to approve the Bridge Creek Plat 2 Preliminary Plat per the Fox letter of 5/12/2011.

Roll call: Ayes: All. Nays: None. Motion passes: 3 – 0

Big Creek Plat 2- Final Plat

Motion by Haar, Second by Bohan to approve Bridge Creek Plat 2 Final Plat per the Fox letter of 5/12/2011. Roll call: Ayes: All Nays: None. Motion passes: 3 –0

III. PUBLIC FORUM

None

IV. ZONING ADMINISTRATOR REPORT

1. Next meeting – June 7th, 2011
2. Old Business –
3. New Business- None

V. ADJOURNMENT

Motion to adjourn by Haar, Second by Reneker.

Roll call: Ayes: All. Nays: None. Motion passes: 3-0

Meeting is adjourned at 7:08 p.m.

Steve Reneker, Chairperson